



Environmental Lien & AUL Search Report

**12345
25024 KATY MILLS DRIVE
KATY, TX 77494**

AFX Order # 12-34567-89

04/14/2018

AFX Research, LLC

211B Tank Farm Rd San Luis Obispo, CA 93401
(877) 848-5337 / www.afxllc.com

ENVIRONMENTAL LIEN REPORT

The AFX Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

25024 KATY MILLS DRIVE
KATY, TX 77494

RESEARCH SOURCE

- Source 1: HARRIS COUNTY RECORDER OF DEEDS
- Source 2: TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
- Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

OWNERSHIP INFORMATION

Owner: TRU 2005 REI LLC

LEGAL DESCRIPTION

RES I-5A KATY MILLS 2ND PAR R/P

Assessor's Parcel Number (s): 11991200000020

ENVIRONMENTAL LIEN

Environmental Lien: Found
 Not Found

If Found Describe:



ENVIRONMENTAL LIEN REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found
 Not Found

If Found Describe:

MATTERS DISCLOSED IN THE ATTACHED DOCUMENT #Y980174 FILED ON 12/21/2005



AFX Research, LLC
211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620

ENVIRONMENTAL LIEN REPORT

Thank you for your order!

Please contact our office at (877) 848-5337 with any questions.

The AFX Research, LLC Environmental Lien & AUL Search Report, provides results from available current land title records for environmental cleanup liens and other activities and use limitations, such as engineering and institutional controls.

A network of trained, professional researchers, following established industry protocols, use client supplied property information to search for:

- Parcel information and / or legal description
- Ownership information
- Official land title documents recorded at jurisdictional agencies such as recorder's office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

-Disclaimer-

This report was prepared for the use of **AFX Research LLC** (AFX), exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** AFX specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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\$40.00

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<p>When Recorded Return to: Ivette P. Alvarado, Esq. Cole, Schotz, Michael, Forman & Leonard, P.A. 25 Main Street (P.O. Box 800) Hackensack, NJ 07602</p> <p>FILED 2005 DEC 21 PM 1:59 <i>George B. Hoffman</i> COUNTY CLERK HARRIS COUNTY, TEXAS</p>	<p>Hold for Partners Title Company GF# <u>2711000478 - RJA</u></p>
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(Space above this line for recording purposes)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THE INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER

GENERAL WARRANTY DEED

THAT TOYS "R" US - TEXAS, LLC, a Delaware limited liability company ("**Grantor**"), having an address at c/o Toys "R" Us, One Geoffrey Way, Wayne, NJ 07470, (973) 617-3500, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to Grantor paid by TRU 2005 RE I, LLC, a Delaware limited liability company ("**Grantee**"), having an address at c/o Toys "R" Us, One Geoffrey Way, Wayne, NJ 07470, (973) 617-3500, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY to Grantee that certain land (the "**Land**") situated in the City of Katy, Harris County, Texas, **Store No. 7050**, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference for all purposes, together with all improvements located thereon and (a) any and all rights and appurtenances belonging or pertaining thereto, (b) all rights, title and interests of Grantor in and to any easements, leases, rights-of-way, privileges, licenses, rights of ingress or egress or other interests in, on or to any land, highway, street, road or avenue, open or proposed, in, on, in front of, abutting, adjoining or benefiting the Land and improvements, (c) all rights, title and interests of Grantor in and to all utilities that serve the Land and improvements, and (d) all rights, title and interest of party of the first part, if any, in and to any awards made, or to be made in lieu thereof, and in and to any unpaid awards for damage thereto by reason of a change of grade of any such highway, street, road or avenue, (collectively, the "**Property**").

see

10769821_2.DOC

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RP 015-67-0286

This conveyance and the warranties of title herein are expressly made subject only to those encumbrances, easements and other matters specifically identified and listed on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "**Permitted Exceptions**"), but only to the extent such encumbrances, easements and other matters are valid, subsisting and do in fact affect the Property.

TO HAVE AND TO HOLD the Property (subject only to the Permitted Exceptions and the reservations expressly contained herein) unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The foregoing warranty is for the sole benefit of immediate Grantee only and shall not extend to any successor grantee.

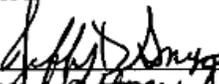
Ad valorem taxes for the year 2005 have been pro rated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligation for payment of such taxes for 2005 and all subsequent years; provided, however, any difference in ad valorem taxes for the year 2005 actually paid by Grantee shall be adjusted between Grantor and Grantee upon receipt of written evidence of the payment thereof.

BY ACCEPTING AND/OR RECORDING THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE ANY REPRESENTATIONS OR WARRANTIES (EXPRESS OR IMPLIED) CONCERNING: (A) THE PHYSICAL CONDITION OF ANY PART OF THE PROPERTY DESCRIBED HEREIN INCLUDING ANY SOIL OR SUB-SURFACE CONDITIONS, (B) THE PRESENCE OR CONDITION OF ANY HAZARDOUS MATERIALS, WETLANDS AND/OR ANY OTHER ENVIRONMENTAL MATTERS RELATING TO SUCH PROPERTY, OR (C) THE VALUE, EXPENSE OF OPERATION OR INCOME POTENTIAL OF SUCH PROPERTY OR ANY PART THEREOF. THE ACKNOWLEDGMENTS AND AGREEMENTS CONTAINED IN THIS PARAGRAPH SHALL BE BINDING UPON GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS AND SHALL INURE TO THE BENEFIT OF GRANTOR AND ITS SUCCESSORS AND ASSIGNS.

[SIGNATURE PAGE FOLLOWS]

RP 015-67-0287

EXECUTED to be effective as of the _____ day of November, 2005.

	<p>GRANTOR:</p> <p>TOYS "R" US – Texas LLC, a Delaware limited liability company</p> <p>By: Toys "R" Us – Delaware, Inc., its managing member</p> <p>By:  Name: <u>Jeffrey S. Snyderman</u> Title: <u>Vice President</u></p>
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RP 015-67-0288

[CONTINUED ON NEXT PAGE]

County of Passaic)
) ss:
State of New Jersey)

On November 9, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey A. Snyderman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their capacity(ies), and that by his / her / their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. Witness my hand and official seal.

Wendy M. Zuppa
Notary Public

(SEAL)

WENDY M. ZUPPA
A Notary Public of New Jersey
My Commission Expires 9/28/2010

My Commissions Expires: 9/28/2010



RP 015-67-0289

Exhibit A

Legal Description of Land

-annexed hereto-

RP 015-67-0290

Site 7050

LEGAL DESCRIPTION

Reserve "I-5A" of Replat of Unrestricted Reserve "I-5" of Katy Mills, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code Number 444042 of the Map Records of Harris County, Texas.

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RP 015-67-0291

K&E 10751921.1

Exhibit B

Permitted Exceptions

Those certain exceptions to title as shown in Title commitment #1017000188, issued by Lawyers Title Insurance Company.

RP 015-67-0292

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS COUNTY OF HARRIS
I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County Texas on

DEC 21 2005



Dorely B. Hayden

COUNTY CLERK
HARRIS COUNTY, TEXAS